

**TOWN OF ELSMERE
PLANNING COMMISSION
MEETING MINUTES
July 6, 2010
6:30 P.M.**

PLEDGE OF ALLEGIANCE:

CALL TO ORDER:

ROLL CALL:

Commissioner Lindell – Present
Commissioner Sheldon – Present
Commissioner Anderson – Present
Commissioner Swain – Absent
Commissioner Acton – Absent
Commissioner Russo - Absent
Chairman Backer – Present

PUBLIC COMMENT:

None

APPROVAL OF MINUTES:

Approval of the Minutes from the May 4, 2010 Planning Commission Meeting

ACTION: A motion was made by Commissioner Lindell to approve the minutes of the May 4, 2010 Planning Commission Meeting. The motion was seconded by Commissioner Sheldon.

VOTE: All in favor VOTE: 4-0 with 3 absent Motion Carried

OLD BUSINESS:

None

NEW BUSINESS:

Review of Petition 10-07 Tax Parcel Number 1900.200.028

Mr. Jim Lampkin presented the application on behalf of Koons Automotive. They are presenting to change the existing use from a Skating facility to an Automobile Storage facility. They would be storing vehicles both inside and outside of the

existing structure. They will be upgrading security at the property, and installing a new 6 foot fence around the property with barbed wire across the top.

Chairman Backer questioned if the applicant would be able to stripe the lot in a way that would create the missing 12 required spaces for the structure.

Mr. Joe Rinaldi of Koons Automotive stated that they did not see the need for minimizing the parking spaces, there will be no public at this site at any time, there will only be several employees who will be there during business hours. They felt that the number of spaces would be fine with the interior storage of vehicles. They will also be renovating the interior of the structure and adding a bay door. The other reason for a lack of spaces is that they have created turn around for car carrier deliveries where they pull off the road, deliver the inventory and make a u-turn and get back on the road. They also plan to paint the existing building a neutral color, place no signage at the property advertising the business and increase lighting in the parking lot. They will also be complying with the State Fire Marshall's Office and their requirements. He also indicated that they intend to hopefully keep this site for years to come and be a quiet neighbor.

Commissioner Sheldon asked how they plan to install the new bay door.

Mr. Rinaldi stated that they will be installing a ramp that will bring the cars to the building level.

Commissioner Lindell asked if the existing fence along the rear of the property that grants access to Traction Wholesale would be remaining and if it is a required fire access.

Mr. Rinaldi stated that he has contacted that property owner and has come to an agreement where they will be removing the entire existing fence and replace it and the access will be removed with the consent of both property owners.

1st District Councilman John Jaremchuk stated that he is excited about this project and stated that he is in favor of this application.

Town Manager, John Giles stated that should the Commission approve this petition, it should be approved with the condition that they first obtain approval by the State of Delaware Fire Marshall's Office and compliance with the Town of Elsmere Code.

ACTION: A motion was made by Commissioner Lindell to recommend that the Board of Adjustment Approve Petition 10-07 with the condition that they obtain proper approval with the State Fire Marshall's Office and the remaining Town of Elsmere Code. The motion was seconded by Commissioner Sheldon.

VOTE: All in favor VOTE: 4-0 with 3 absent Motion Carried

Review of Ordinance 517

An Ordinance officially adopting the 2010 update of the 2004 Town of Elsmere comprehensive plan.

At this time there were multiple conversations occurring at once and the tape could not be transcribed.

ACTION: A motion was made by Chairman Backer to recommend that the Mayor and Council approve Ordinance 517. The motion was seconded by Commissioner Sheldon.

VOTE: All in favor VOTE: 3-0, 3 absent, 1 abstained Motion Carried

Commissioner Anderson abstained for the reason that he is a new Commissioner and has not been involved with the review and update process.

ITEMS SUBMITTED BY CHAIRMAN AND BOARD MEMBERS:

None

PUBLIC COMMENT:

None

ADJOURNMENT:

ACTION: A motion was made by Commissioner Lindell to adjourn. The motion was seconded by Commissioner Sheldon.

VOTE: All in favor VOTE: 4-0 with 3 absent Motion Carried

At this time the meeting was adjourned.

These minutes summarize the agenda items and other issues discussed at the July 6, 2010 Planning Commission Meeting. Votes are recorded accurately. The audio tape(s) of this meeting will be available at Town Hall for a period of two years from the date these minutes are approved. The audio tape(s) may be reviewed at Town Hall by appointment and in accordance with the Freedom of Information Act.

LEON BACKER, CHAIRMAN

CHARLES LINDELL, SECRETARY